

THIS INSTRUMENT PREPARED BY:

317

W. B. FERNAMBUCQ, ESQ.  
Huie, Fernambucq, Stewart & Smith  
825 First Alabama Bank Bldg.  
Birmingham, AL 35203

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) Dollars, to the undersigned grantors, WILLIAM R. POOL and wife, ETHEL F. POOL, in hand paid by ALMA R. BROOKER, an unmarried woman, the receipt whereof is acknowledged by the said William R. Pool and wife, Ethel F. Pool, do grant, bargain, sell and convey unto the said Alma R. Brooker, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the N 1/2 of NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southeast corner of the NW 1/4 of NE 1/4 of said section, run in a westerly direction along the south line of said 1/4-1/4 section for a distance of 383.10 feet, thence turn an angle to the right of 44°-42.75' and run in a northwesterly direction for a distance of 108.18 feet, thence turn an angle to the right of 77°-34' and run in a northeasterly direction for a distance of 210.00 feet, thence turn an angle to the right of 90°-00' and run in a southeasterly direction for a distance of 210.00 feet, thence turn an angle to the left of 90°-00' and run in a northeasterly direction for a distance of 182.41 feet, more or less, to a point that is on the southwest right-of-way line of Aaron Road, said right-of-way line being 20.00 feet from the center of the existing asphalt, thence turn an angle to the right and run along said right-of-way line for a distance of 453 feet, more or less, to a point of intersection with the south line of the NE 1/4 of NE 1/4 of said section being 220.79 feet east of said point of beginning, thence turn an angle to the right and run in a westerly direction along said south line of NE 1/4 of NE 1/4 for a distance of 220.79 feet to the point of beginning, containing 2.2 acres more or less.



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Shelby Cnty Judge of Probate, AL  
08/08/1977 12:00:00AM FILED/CERT

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Pte 4 Bo 150

Subject to all easements of record.

A five (5) foot easement is reserved along the Eastern edge of said property (along Aaron Road) for right-of-way purposes.

Said tract is further restricted to the construction of one single family residence containing a minimum of 1800 square feet of living space (1400 feet on first floor if two story home) and only the usual out-buildings.

TO HAVE AND TO HOLD, to the said Alma R. Brooker, her heirs and assigns forever.

And we do, for us and for our heirs, executors and administrators, covenant with the said Alma R. Brooker, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Alma R. Brooker, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 20 day of DEC, 1976

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT  
Ad Tax \$17.50  
1977 AUG -8 AM 11:48

Per 3.00  
1.00  
Thomas A. Shandall, Jr.  
JUDGE OF PROBATE

William R. Pool

WILLIAM R. POOL

Ethel F. Pool

ETHEL F. POOL

STATE OF ALABAMA )

\$ 21.50

GENERAL ACKNOWLEDGMENT

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Pool and Ethel F. Pool, whose names are signed to the foregoing conveyance, and who are known to be acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day same bears date.

Given under my hand and seal this 20 day of Dec 1976



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Shelby Cnty Judge of Probate, AL  
08/08/1977 12:00:00AM FILED/CERT

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NOTARY PUBLIC

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